

17-73-03-01004 B

PLAT OF SURVEY

BEING A PART OF QUARTER TOWNSHIP 4, TOWNSHIP 1 NORTH, RANGE 8 WEST, FALLS TOWNSHIP, MUSKINGUM COUNTY, OHIO. ALSO BEING A SPLIT OF FIVE (5) PARCELS OUT OF A 8.33 ACRES +/- TRACT AND BEING THE PROPERTY OF KENNETH P. NUTTER and LISA M. NUTTER OF OFFICIAL RECORD BOOK 2809, PAGE 636 OF THE MUSKINGUM COUNTY RECORDER. ALSO BEING A SPLIT OF AUDITOR'S PARCEL #17-73-03-01-001.

PERTINENT DOCUMENTS AND SOURCES OF DATA USED:

- 1- DEED REFERENCES AS SHOWN HEREON
- 2- FALLS TOWNSHIP TAX MAPS
- 3- U.S.G.S. MAPS
- 4- VARIOUS SURVEY RECORDS FOUND IN THE OFFICE OF THE MUSKINGUM COUNTY ENGINEER, ZANESVILLE, OHIO.

BASIS OF BEARINGS

ALL BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF THE ABOVE DESCRIBED "8.33 +/- ACRES TRACT" AS BEING S 85° 07' 46" E (BASED ON A PREVIOUS SURVEY MADE BY L. PETER DINAN, OHIO P.S. #5451). ALL BEARINGS SHOWN ARE TO AN ASSUMED MERIDIAN AND ARE USED TO DENOTE ANGLES ONLY.

NOTES:

- 1- This plat is a derivative of a field survey performed by or under the direct supervision of Wayne A. Knisley, Ohio P.S. #7231, on January 22, 2019.
- 2- This property is subject to all legal highways, legal restrictions and easements of record.
- 3- All distances are measured unless otherwise shown.

SURVEY FOR:

KEN NUTTER

JOB # N201860P

For more particular information concerning flood elevations for this area, see flood hazard map # 39119C0285G. Effective date: 7 - 6 - 2010

Musselman Drive
(Township Road 473)
(asphalt surfaced)

L=168.07'
Δ=14°57'56" R=643.45'

Reference Beginning
N/E CORNER OF LOT 11
of FIVE OAKS SUB.
P.B. 4, PG. 84

A & E
3284 Township Road #121
Somerset, Ohio 43783
PH: 740-743-2201
Cell: 740-605-0002

Wayne A. Knisley
Ohio P.S. #7231

Date: January 22, 2019

PROFESSIONAL SURVEYOR

Jeffery C. Fraunfelder, Jr., et al.
O.R. 2606, Page 605
(2.569 acres)

Musselman Drive
(Township Road 473)
(asphalt surfaced)

John C. Antonetz
O.R. 2176, Page 808
(2.45 acres)

William E. & Sherry Lee Rogers
O.R. 1832, Page 773 (9.71 acres)

John D. and Sharon L. Zigo Trust
O.R. 1662, Page 578
(1.82 acres)

Kathleen H. Barlow (0.84 acre)
O.R. 2275, Pg. 762

Kenneth P. and Lisa M. Nutter
O.R. 2809, Page 636 (part)
3.12 ACRES
Aud. Par. #17-73-03-01-001 (part)

Kenneth P. and Lisa M. Nutter
O.R. 2809, Page 636 (part)
1.68 ACRES
Aud. Par. #17-73-03-01-001 (part)

Kenneth P. and Lisa M. Nutter
O.R. 2809, Page 636 (part)
1.19 ACRES
Aud. Par. #17-73-03-01-001 (part)

Kenneth P. and Lisa M. Nutter
O.R. 2809, Page 636 (part)
1.14 ACRES
Aud. Par. #17-73-03-01-001 (part)

Kenneth P. and Lisa M. Nutter
O.R. 2809, Page 636 (part)
1.17 ACRES
Aud. Par. #17-73-03-01-001 (part)

Mark D. Wells (29.93 acres) O.R. 2827, Pg. 341
{ 16' Feet Wide Strip To "Wells" Property }

Steven E. & Katherine L. Ervin (5.63 acres) O.R. 2700, Pg. 223

Steven E. & Katherine L. Ervin (4.56 acres) O.R. 2700, Pg. 223

Steven E. & Katherine L. Ervin (9.23 acres) O.R. 2700, Pg. 223

LEGEND

- ⊕ IRON PIN SET = 5/8" BY 30" STEEL ROD WITH PLASTIC ID. CAP MARKED "KNISLEY 7231"
- EXISTING 5/8" STEEL REBAR, NO ID.
- ⊙ EXISTING 1 1/2" AXLE, GOOD CONDITION
- EXISTING, SQUARE, CONCRETE POST
- UNMARKED POINT

Graphic Scale
1" Inch = 100' Feet



DESCRIPTION

APPROVED

By: *W. A. Knisley*

Reduced copy, not to scale, Larger
copy available in the Muskingum
County Engineer's Map Dept.